

MR PEARSE MOLLOY

Proposed change of use from Retail to domestic use
at 88A & 90A Camden Road London NW1 9EA

Design and Access Statement

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It is proposed to provide information to justify the "Change of Use" and upgrading of these properties within this document.

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INTRODUCTION

The proposal site comprises the basement of no 88 and 90 Camden Road, designated as no 88A and 90A, immediately north of Regent's Canal. Above the proposal are Highstone Mansions, a seven storey residential block. The site lies within the Regent's Canal Conservation Area and the Royal College Street/Camden Road Neighbourhood Centre and it is also adjacent to the Camden Town Centre.

Further to the Pre Application consultation 2013/6791/PRE with Paul Gardiner of the Camden Planning Department on the 12th December 2013.

We were advised by the planning officer to carry out the proposal in two stages. Stage one was to install light wells to the front of the properties to allow adequate lighting into the apartments.

In line with the Planning Officer's recommendation this work was undertaken on Planning Application number 2014/2961/P (88-90 Camden Road. Excavation of previously infilled vault to create additional space at basement level. Replacement of paving slabs to forecourt with glass block slabs to form lightwell to vault). This work is now completed.

Stage two was to apply for "Change of Use" from commercial to residential use for the two basement properties.

A communal courtyard exists behind the properties for the benefit of the residents of Highstone Mansions and the basement studio apartments. This courtyard is to be landscaped, with completion in early 2016, and offers a pleasant environment in the residential area of Camden and would comply with the council's requirements to provide adequate external amenity space.

DESIGN STATEMENT

The retail premises 88A & 90A are part of a large block of retail premises and flats referred to as Highstone Mansions.

It is proposed to convert these two retail units into two self-contained studio apartments comprising a studio living/dining/sleeping/kitchen with bathroom and utility room.

The basement studio apartments at 88A and 90A Camden Road, below the above retail properties, are accessed via a communal entrance to Highstone Mansions situated in Lyme Street, through the communal courtyard to an entrance door at lower ground level into the apartment.

The communal recreational area is accessible to all ground floor flats in the complex and including the two proposed studio apartments no's 88A and 90A at lower ground level, and would comply with the council's requirements to provide adequate external amenity space. Landscaping and planting to give a more pleasing environment would be undertaken in the early part of 2016.

A covered bike rack would be installed for the use of the residents enabling the occupants to be self-sufficient and not having to rely upon public transport.

Waste would be segregated to the requirements of Camden Council environmental policy and collected by the Highstone Mansion's caretaker every evening after 9 o'clock and removed by the local authority that same night.

Every opportunity would be taken to ensure the properties were environmentally friendly with low energy lighting with a luminous efficacy greater than 40 lumens/circuit watt and to be 100% throughout, low energy A rated appliances and 90.2% 'Sedbuk' A rated energy efficient combi central heating boilers..

Lifetime Homes – While it is agreed that the proposed basement units would not be suitable as wheelchair housing, every effort has been made to help those with limited disabilities: reduced thresholds to the entrance and exit doors, door width and opening positions, location of electric fittings and user friendly appliances etc. as detailed in the accompanying Lifetime Homes standards assessment.

Both studio apartments will be designed to fulfil the requirements of the Disability Discrimination Act and Lifetime Homes Standard where possible but will have certain restrictions due to the existing building structure.

ACCESS STATEMENT

There is a demand for small residential properties in the progressive Borough of Camden alongside the larger developments taking place to provide residential accommodation and it is a good opportunity to be able to provide two such units in this development.

The proposed design would be suitable for either single or double person occupancy and give generously proportioned accommodation with adequate living and ancillary facilities.

Public transport by bus, rail and underground is located in the close vicinity of the development, and local facilities include large supermarkets along with individual specialist retail outlets, are all within easy walking distance.

The covered cycle rack in the communal courtyard would allow residents to use a bicycle as their mode of transport as an alternative to public transport should they desire.

The accommodation would be suitable for individuals working in the above local retail facilities or alternatively those who chose to travel further into the city to work.

Whilst it is not possible to give access to people with severely restricted mobility, every effort has been made to help those with limited disabilities: reduced thresholds to the entrance and exit doors, door width and opening positions, location of electric fittings and user friendly appliances etc. as detailed in the accompanying Lifetime Homes standards assessment.

The studio apartments would be fitted out to a high standard which would appeal to business commuters, thus maintaining the high standard of residential occupancy in the area.

CONCLUSIONS

This is a good opportunity to utilise some unused property within the large complex of Highstone Mansions and prevent some further degeneration in the area.

The demand for accommodation in Camden is evident by virtue of the fact that large scale development of residential units is currently underway. This is an opportunity to provide an alternative with smaller units and utilising otherwise unused commercial properties.

The proximity of local facilities and ability to safely store a bicycle would appeal to those who choose not to own their own means of motor transport.

By regenerating the existing property and incorporating energy efficient elements, this development is environmentally friendly with a much reduced carbon footprint than a new build development would be.

ASSOCIATED REFERENCE DRAWINGS

Site location plan

Proposed rear elevation - Sheet 5

Plan at ground level showing location of Lightwells - Sheet 2

Existing floor plan 88a & 90a Sheet - 1

Proposed floor plan studio apartment 88a & 90a Sheet - 4

Proposed Section A-A – Sheet 3

“Lifetime Homes Standard” Assessment.

LIST OF PHOTOGRAPHS

Entrance to proposal at Lyme Terrace